



April 24, 2019

Mr. George Burton  
Town of Paradise Valley  
6401 East Lincoln Drive  
Paradise Valley, Arizona 85253



**RE: Supplemental Parking Analysis for Paradise Valley Medical Plaza  
Southeast Corner of Jackrabbit and Scottsdale Roads – Town of Paradise Valley**

Dear Mr. Burton:

On July 27, 2018, CivTech finalized a parking study to Justen Cassidy, Senior Project Manager for Cawley Architects, for the expansion proposed for the existing Paradise Valley Medical Plaza on the southeast corner of Scottsdale and Jackrabbit Roads in the Town of Paradise Valley, Arizona. It is CivTech's understanding that changes to the site plan since July 27, 2018 have reduced the size of the new building and reduced the parking to 266 spaces. Although 273 parking spaces may be required under the Town's SUP guidelines, 266 parking spaces will provide an adequate supply to support the proposed use.

The 273-parking space requirement was based upon the following calculations:

- (i) A requirement of 230 spaces for the total net leasable interior floor area of 50,686 SF. The total number of spaces was calculated by applying the Town's medical office parking ratio (1 space per 200 SF of interior floor area) to 44,242 SF (222 spaces) and by applying the Town's outpatient surgical facilities ratio (1 space per 2 employees plus 1 space per surgical room) to the three existing outpatient surgical facilities (which total 6,444 SF), requiring 8 more spaces.
- (ii) An additional 43 spaces are required for the proposed new 8,521 SF medical offices at the same 1:200 ratio as above ( $8,521 \div 200 = 42.6$  spaces, which is then rounded up to 43 spaces).

In comparison, the City of Scottsdale requires 20% (45) fewer spaces for the medical office use with a ratio of 1 space per 250 SF, which the proposed development clearly exceeds. Furthermore, the growth of Uber and similar services will likely have some effect on parking needs.

Even with seven fewer parking spaces, the parking supply proposed by the Paradise Valley Medical Plaza redevelopment will exceed demand and will continue to facilitate acceptable operations at the facility.

Thank you for time and attention in considering and accepting this analysis. Please contact me with any questions you may have on this analysis.

Sincerely,

**CivTech**

Joseph F. Spadafino, P.E., PTOE, PTP  
Project Manager/Senior Traffic Engineer

X:\18-0810 Cawley PTMC Parking & TIA Study, Paradise Valley\Submittals\Jan 2019 Parking Letter\April\PTMP\_Supplemental Parking Study - Apr 2019 FINAL\_V1\_0.docx